

# MONROE TOWNSHIP COMPREHENSIVE PLAN



## RESOLUTION FOR ADOPTION

The Monroe Township Trustees formed the Monroe Township Planning Committee on March 14, 1995 to make recommendations concerning short-, intermediate-, and long range planning. The Monroe Township 1997 Comprehensive Plan was developed by the Monroe Township Planning Committee and the Licking County Planning Commission. The comprehensive plan constitute a logical development plan for the township, and are consistent with public opinion gathered in the 1995 Community Survey, the 1995 Nominal Group Technique, and public meetings and hearings.

The Monroe Township Trustees adopt the Monroe Township 1997 Comprehensive Plan as general policy to guide decisions concerning future land use and development of Monroe Township. The Monroe Township 1997 Comprehensive Plan is adopted by Resolution 8/5/97

Monroe Township Trustee Thomas Dague 8/5/97  
Thomas Dague, Chair Date

Monroe Township Trustee Thomas Hendren 8-5-97  
Thomas Hendren Date

Monroe Township Trustee A.A. Grove 8/5/97  
Albert Grove Date

Monroe Township Clerk Norma Johnson 8/5/97  
Norma Johnson Date

## **MONROE TOWNSHIP PLANNING COMMITTEE**

Licking County, Ohio

March, 1997

To the residents of Monroe Township:

A group of your fellow residents was asked by the Monroe Township Trustees to assist them in drafting a comprehensive plan for their consideration. This was two years ago. The planning committee met nearly every month ever since, through rain, snow, and sunshine, and often well into a workday worknight. Members of the committee kept notes, posted ads, copied, stapled, collated, folded, and mailed out surveys.

There will have been two large general meetings for formal public participation. However, all committee meetings have been open to the public, and visitors have been invited to speak up. The public was surveyed by mail, and in the first public meeting using breakout sessions. And the residents of Monroe Township responded vigorously. The survey brought a 42% return rate, and the public meetings have been well attended.

The accompanying recommendations for the future of Monroe Township is product of committee meetings, input by the Licking County Planning Commission, input by the Trustees, and most especially, the survey and meeting responses of the township residents themselves.

No comprehensive plan is ever “finished,” even after it is formally adopted. It is not a final blueprint, but a general guideline, a snapshot in time at what the future may bring. It is an attempt as citizens of the township to jointly determine our destiny, with all voices heard, and all points of view noted.

The committee members thank the community for its support and interest, and for the opportunity to serve.

**NORM MURDOCK**

Secretary

Monroe Township Planning Committee

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Prepared by: The Monroe Township Planning Committee and  
and the Licking County Planning Commission

This draft prepared on March 21, 1997

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Thomas Dague, Chair

Date \_\_\_\_\_

Thomas Hendren

Date \_\_\_\_\_

Albert Grove

Date \_\_\_\_\_



The assistance of the following individuals  
with the preparation of the 1997 Monroe Township Comprehensive Plan  
is greatly appreciated.

## **MEMBERS**

### 1997 Monroe Township Planning Committee

#### *Volunteer Citizens*

Ron Carr, Chair

Norm Murdock, Secretary

Charlie Cook

Bill Grove

Troy Hendron

Bruce Michelson

#### *Appointed Officials*

Mike Tedrick - Zoning Commission Clerk

Bob Thomas - Zoning Board of Appeals

#### *Township Trustees*

Tom Dague, Chair

Tom Hendron

Albert Grove

*The committee would like to recognize additional residents of the community and  
the LCPC staff members who have aided in creating this document.*

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# **CHAPTER I: INTRODUCTION**

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### *Background*

In the Summer of 1994 the Johnstown Area Chamber of Commerce sponsored a Strategic Development Plan for the northwest corner of Licking County, including the Village of Johnstown and the surrounding townships. This plan built upon the Johnstown Area Comprehensive Plan created in 1990, adding data and research into the growth trends of the surrounding areas and similar areas around the country. Both of these documents, while being extremely useful to local planning authorities, identified the need for Monroe Township to have its own current comprehensive plan, based on input from the township residents, upon which to base its zoning regulations as provided for in Ohio Law. The Monroe Township Trustees identified this need and responded by requesting the Licking County Planning Commission to work with a committee of residents to draft such a Plan and recommend its adoption to the Trustees. A review of the Township Zoning Regulations could then be made to ensure their compliance with the wishes of the township residents.

### *The Planning Area*

Monroe Township is located in northwestern Licking County, State of Ohio. Its western border on the county line places it adjacent to both Franklin and Delaware Counties. (Both of these counties are experiencing some of the largest growth in the United States.) The Village of Johnstown is located at the intersection of U.S. 62 and U.S. 37 in the southeastern section of the Township. Monroe Township is also bounded to the east by Liberty Township, to the south by Jersey Township, and to the north by Hartford Township in Licking County.

### *The Plan*

The purpose of a comprehensive plan is to provide a document that can be used by community leaders, planners, developers, zoning officials, and citizens to evaluate the desires of the residents concerning the growth of that community and therefore act accordingly. It is intended to provide a long-range vision for planning development and managing the expansion of the necessary goods and services required to support the normal growth of a community. Planning for the growth of a rural community, especially one in close proximity to a large metropolitan area, is a very important responsibility of both the elected officials and the citizens of that community.

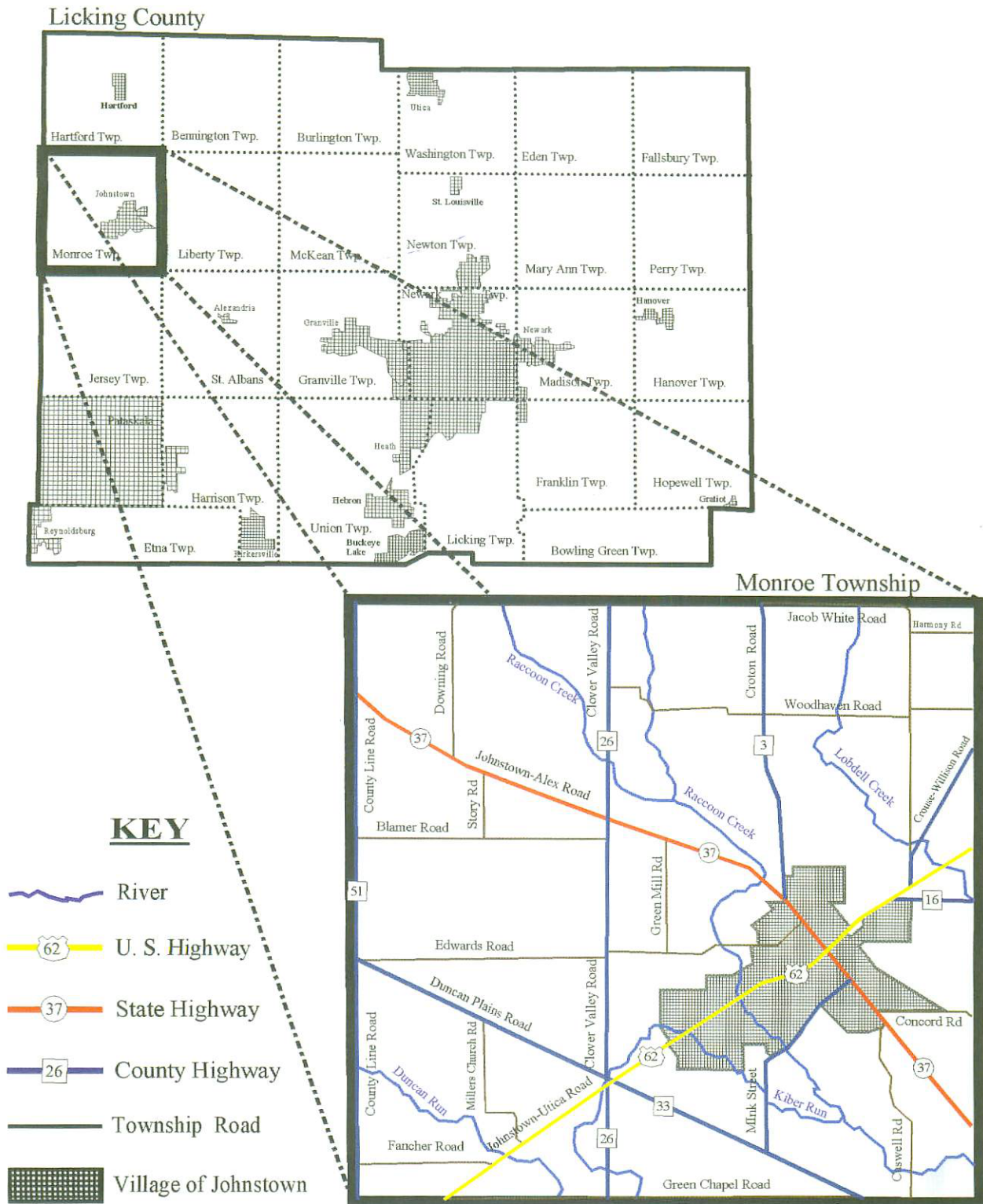
The comprehensive plan should identify and account for the following items:

- \*The existing and future land use in the township.
  - \*The social and economic needs of the community.
  - \*A transportation plan for movement within and around the community.
  - \*The desires of the residents for the reasonable use of property.
  - \*Expectations for the growth of the community over the next twenty years.
- These items should be reflected in the Goals and Objectives of the plan.

The comprehensive plan is intended to be a living document, and provisions should be made for periodic review and updating of the plan. As changes occur in the social and economic conditions of the area, the plan should be revised to maintain the vision for the future set forth in this document. While it is recognized that many land use issues are very site-specific and need to be resolved locally, they should be balanced in other areas to maintain the overall intentions of the plan. It is also recognized that no single area can plan and act independently of the surrounding communities, and therefore the provisions of this plan must be harmonized with those of the Village of Johnstown and the adjacent townships. Only then will we recognize the true value of this comprehensive plan.

Figure 1.1

# MONROE TOWNSHIP LOCATION MAP



## **CHAPTER II: HISTORY**



## CHAPTER II: HISTORY

At the time of Ohio's statehood in 1803, Monroe Township was part of Granville Township in Fairfield County. Licking County was formed March 1, 1808, and Monroe Township was created in 1812. Initially, Monroe Township was four times its present size, having in its territory what are now Liberty, Hartford, and Bennington Townships. These were split off one by one: 1815, Bennington; 1819, Harford; and 1827, Liberty.

The first settlers of what is now Monroe Township were native peoples. Although the archeological record is scant, there have been traces discovered of the moundbuilders' presence. When the first white settlers arrived in 1806, they found a robust Wyandot Indian village located on Raccoon Creek about a mile from what would become Johnstown. Early reports indicate this people was the Turtle Tribe. The village became known as Raccoontown. The decision by settlers to emigrate to the area of Monroe Township was fateful to the Wyandots. Their land was purchased from the U.S. government by Charles and George Green, brothers from Virginia, for \$1.25 per acre.

According to the Greenville Treaty, following the defeat of Tecumseh in the Battle of Fallen Timbers by General "Mad" Anthony Wayne, the lower three-fifths of Ohio was ceded to the government as military land. The Greens received parchment warrants signed by President Jefferson for their new land in 1807, when they returned with their wives.

The Turtle Tribe Wyandots remained in declining numbers up until the War of 1812, when suspicion fell upon the Wyandots, who were allies of British during the Revolutionary War. Some record that Raccoontown offered a few conscripts for British during the 1812 war, but most settlers' accounts indicate the tribe was helpful and peaceful to the whites. Nevertheless, the Wyandots as a tribe dissolved in Monroe Township during this time, some remaining as individuals, some intermarrying with settlers, but most moving northward towards the large mission in Upper Sandusky. As the end, their population was about 300.

The first white settler in Monroe Township was George Washington "Uncle Washy" Evans, who settled during the period when the Greens scouted out their lands, but had not yet returned from Virginia. Evans was from Pennsylvania. The daughter of George and Diadema Green, Mahala, was born in 1807, and was the first white child born in the township. The Evans family followed with the first white boy.

In 1813 Dr. Oliver Bigelow, who owned the southwest quarter of the township, laid out Johnstown, and donated the streets, alleys, and square as public lands. Bigelow purchased his tract from Revolutionary War soldier John Brown of Kentucky on December 7, 1810 for \$10,000. This netted him 4000 acres. Bigelow is said to have named Johnstown after his hometown in New York. The founder of Johnstown died in 1817, and lies in the settlers cemetery.

By 1830 the population of Monroe Township and Johnstown was about 275. The area did not change much in its rural industries and population during the next fifty years or so, according to contemporary historians. Dr. Bigelow's plan languished and the town square remained a weedpatch. Johnstown lost a bid to become a county seat in the mid-1800's when the state legislature expanded the number of Ohio counties.

The coming of the railroad brought change to Johnstown and Monroe Township. Markets became accessible, even leisure travel, when the Toledo & Ohio Central Rail road began service through Johnstown in 1880. The train brought immigrant citizens, soldiers, writers, entertainers, and most importantly, more commerce, to Monroe Township. The rail line discontinued service in 1935.

Interurban service was experimented with on and off during this period, with horse-drawn and steam powered vehicles. However, it was never economically viable, and investors in rail service to Columbus were disappointed.

The Town Hall, now operated by Monroe Township, was dedicated in 1885. It also served as the Opera House and community center.

An 1875 atlas shows 10 one-room school houses in the township. There were a number of school houses by 1920. In the late '20s and '30s, as centralization came into being, the number of one-room schools declined. Many were purchased at auction.

Perhaps the most famous incident in the township occurred on August 12, 1926, when farmer Friend Butt directed his tenant Jim Bailey, and his nephew, Charles Lake, to bury two dead hogs. The first burial site selected proved too hard, so a second was chosen. After the hogs were buried, the mens' curiosity was aroused by the hard object struck in the first site. There in the first pit they found a tusk, then the head of a Mastodon, which had been covered for an estimated 8000 years, since the Ice Age. The discovery was a national sensation, and the remains toured as a carnival draw, before being sold to the Cleveland Museum of Natural History, where it remains today as a primary exhibit.

Many historical sites reside in Monroe Township, especially within the Village of Johnstown. Among them are several churches, a few farms, homes, the old jail, the old rail depot, the settlers cemetery, Greenhill Cemetery, school sites, and hotel sites. Others remain to be discovered and accurately surveyed.

## **CHAPTER III: DEMOGRAPHICS**

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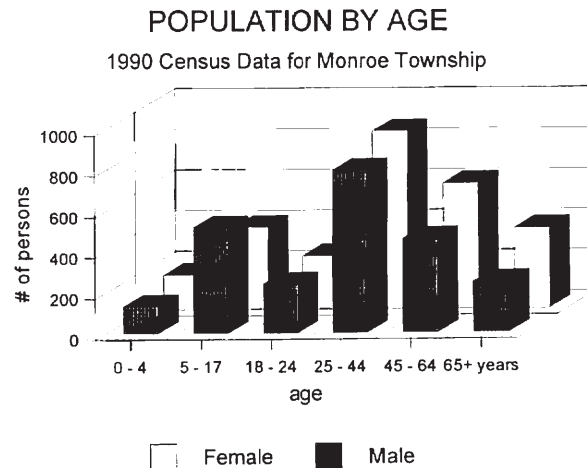
### *Population*

According to the 1990 U.S. Census, Monroe Township (including Johnstown) had a population of 5,135. Monroe Township independently had a population of 1,914. The Department of Strategic Research, a division within the Ohio Department of Development breaks down age and gender differences for Monroe Township with Johnstown only. The survey results (see Community Input chapter) that were collected in the fall of 1995 show the same trend as in the table below. As shown in the table and graph below, about 63% of the population is between the ages of 18 and 64 years old. Only 37% of the population is either under 17 or over 65 establishing a small dependent population, making the burden of care on those of working age less than if dependent population were higher. If the dependent population is high, then it would be the responsibility of the government to provide more day care, educational facilities, and senior citizen housing and medical care. The male and female populations remain about the same until after the age of 45 when the female population is considerably more. There is very little diversity in race. The ancestry of the residents is primarily German, though the British Isles are strongly represented.

**Figure 3.1**

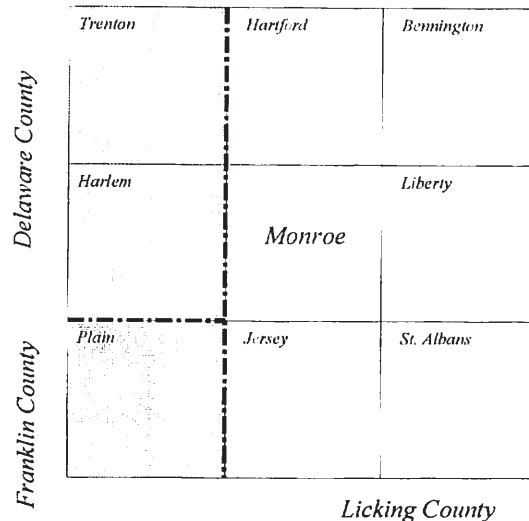
AGE DISTRIBUTION, 1990 CENSUS FOR MONROE TOWNSHIP AND JOHNSTOWN							
Age Cohort	0-4	5-17	18-24	25-44	45-64	65+	total
Female	171	404	262	875	617	397	2726
Male	134	521	242	799	463	250	2409
total	305	925	504	1674	1080	647	5135
% of pop.	5.94%	18.01%	9.81%	32.60%	21.03%	12.60%	100%

**Figure 3.2**



Monroe Township is located in northwestern Licking County, adjacent to Delaware County and Franklin County (see Figure 3.3). Franklin County and the City of Columbus have experienced rapid growth throughout the last half of the 20th century. Much of the *urban sprawl* has occurred in the northern part of the county spilling over into Delaware and Licking County.

**Figure 3.3**



Compared to other townships in Licking County, Monroe Township has grown quite rapidly since 1940. As shown in Figure 3.4, however, adjacent townships in Franklin and Delaware counties have exploded in population since the 1950's and 1960's. As these areas have become saturated with development stemming from Franklin County, Monroe Township's population is expected to grow. If conservative estimates are applied and Monroe Township has the same population increase that it has had since 1940, the population of the township will be 10,199 by 2040 (see Figure 3.5). If more progressive estimates are used the township can expect a population of 19,628 by 2030. This projection is based on the assumption that Monroe Township will have similar growth patterns to that of nearby suburbs in Franklin County. Since 1950, Gahanna has grown by 367.25%, Hilliard by 505.25%, Pickerington by 1151.81%, Dublin by 492.45%, and New Albany by 394.85%. For Monroe Township, the growth rate from Gahanna and New Albany was averaged and applied because of their east side location to Columbus and their similar growth characteristics. For similar growth patterns to occur, the installation of central water and sewer in the township would be required.

**Figure 3.4**

<b>Monroe Township and Surrounding Townships' Population 1940 - 1990</b>							
<b>Township</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>increase*</b>
Monroe	1726	1889	3730	4297	5057	5151	198%
St. Albans	1196	1215	1442	1710	1946	2149	80%
Jersey	1006	1080	1372	1615	2196	2432	142%
Liberty	644	672	693	778	1300	1470	128%
Bennington	582	581	663	655	837	971	69%
Hartford	1020	1032	1075	1102	1080	1197	17%
Plain, Franklin Co.	1277	1615	2409	3480	4564	4366	242%
Harlem, Delaware Co.	902	916	1141	1527	2981	3391	276%
Trenton, Delaware Co.	910	911	992	1312	1722	1906	109%
Licking County	62,279	70,645	90,242	107,799	120,981	128,300	106%

*\*increase is from 1940 to 1990*

**Figure 3.5**

**POPULATION PROJECTIONS WITHOUT CENTRAL WATER AND SEWER**

year	1940	1950	1960	1970	1980	1990	2000*	2010*	2020*	2030*	Pop. Growth
Monroe Twp	1726	1889	3730	4297	5057	5151	6160	7169	8178	9187	198%

*\*projections*

**Figure 3.6**

**POPULATION PROJECTIONS WITH CENTRAL WATER AND SEWER**

year	1940	1950	1960	1970	1980	1990	2000*	2010*	2020*	2030*	Pop. Growth
Monroe Twp	1726	1889	3730	4297	5057	5151	8770	12389	16008	19628	381.05%

*\*projections*



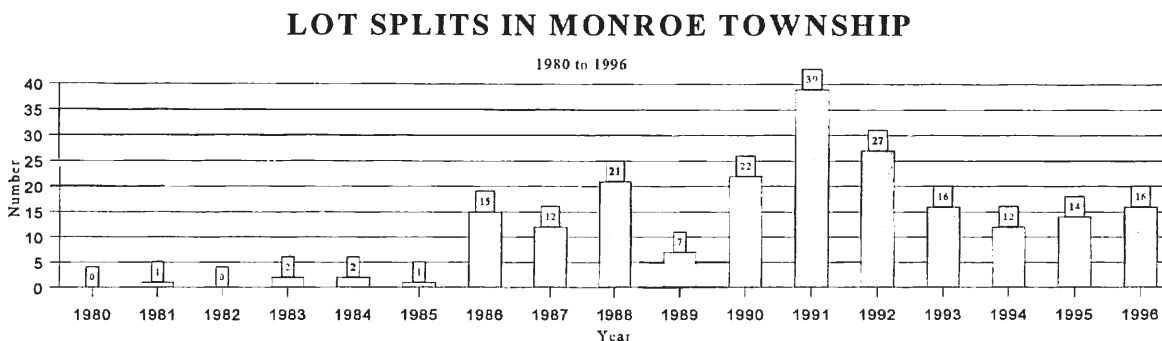
**Figure 3.7**  
**POPULATION GROWTH OF NEW ALBANY AND SURROUNDING AREA**

year	1950	1960	1970	1980	1990	Pop. Growth
New Albany and Surrounding Area	1615	2409	4133	10475	20452	394.85%

**Figure 3.8**  
**POPULATION GROWTH OF GAHANNA AND SURROUNDING AREA**

year	1950	1960	1970	1980	1990	Pop. Growth
Gahanna and Surrounding Area	3542	5803	7613	22273	35572	367.25%

**Figure 3.9**



### *Income and Housing Value*

The mean household income for residents of Monroe Township according to the 1990 U.S. Census Bureau was \$ 32,548. There were 121 households with incomes under \$ 4,999 and no households with an income level over \$100,000. Compared to the rest of Licking County this is comparable, more so with the townships to the west and less with the townships to the east. The median value of owner occupied housing units was \$ 63,600.

## 1994 Crime Statistics

The summer months of 1994 were the greatest for crime reports and spring the least reported month for crime. On the next page is a table of the 1994 crime statistics. The statistics are only for calls that were handled by the Licking County Sheriff's Office. The table provided by the Licking County Sheriff's Office, 155 E. Main Street, Newark divides the statistics into three sections: 1) violence, 2) crimes of arson, burglary/breaking and entering, grand petty theft, and motor vehicle theft, and 3) calls for service. The sheriff's office reports that population density and degree of urbanization, variations in composition of population, modes of transportation and highway system, economic conditions, cultural factors and characteristics, family conditions with respect to divorce and family cohesiveness, effective strength of law enforcement agencies, citizen's attitudes toward crime, and crime reporting practices of the citizenry may influence the volume and type of crime. Monroe Township is located in the Northwest District.

Figure 3.10

MONROE TOWNSHIP - 1994 STATISTICS					
Type of Call for Service	January - March	April - June	July - September	October - December	TOTALS
Violent Section 1	0	0	2	0	2
Arson/Theft Section 2	6	3	13	6	28
Service Calls Section 3	55	74	62	68	259
<b>TOTALS</b>	61	77	77	74	289

The Northwest Section of the county had the least amount of crime compared with the Central, Southwest, and East Sections of the county. Monroe Township ranked 16th (1st having the most amount of crime) out of the 29 townships and other jurisdictions covered by the Sheriff's Office.